



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

GP19-04 MERCY VAL VISTA CENTER: Request for Minor General Plan amendment to change the land use classification of approx. 11.34 acres generally located at the Southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to approx. 5.08 acres of General Commercial (GC) and 6.26 acres of Business Park (BP) land use classification. The effect will be to permit the development of a business park and commercial center.

Z19-13 MERCY VAL VISTA CENTER: Request to rezone approx. 11.34 acres generally located at the Southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to 5.08 acres of General Commercial (GC) and 6.26 acres of Business Park (BP) zoning district with a Planned Area Development (PAD) overlay. The effect of this rezone will be to allow business park and commercial development with modified development standards as follows: reduction of perimeter building setbacks, of perimeter landscape setbacks, and of interior landscape setback requirements.

GP19-08 THE CARSON: Request for Minor General Plan Amendment to change the land use classification of approx. 2.85 acres generally located south of the southwest corner of Gilbert Rd. and Civic Center Dr. from Shopping Center (SC) to Residential >14-25 DU/Acre land use classification. The effect of this amendment will be to change the plan of development to allow residential development.

Z19-20 THE CARSON: Request to rezone approx. 2.85 acres generally located south of the southwest corner of Gilbert Rd. and Civic Center Dr. from Maricopa County Rural-43 (RU-43) to Multi-Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay. The effect of this rezone will be to allow residential development with modified development standards as follows: reduction of building setbacks, reduction in landscape setbacks, and reduction in building separation requirements.

GP19-10 THE BUNGALOWS ON RAY: Request for Minor General Plan Amendment to change the land use classification of approx. 16.62 acres generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy., from Community Commercial (CC) to Residential >8-14 DU/Acre. The effect will be to permit the development of a single-story multi-family development near the San Tan Regional Shopping Center.

Z19-22 THE BUNGALOWS ON RAY: Request to rezone approx. 16.62 acres generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy. from Community Commercial (CC) to Multi-Family-Low (MF-L) zoning district with a Planned Area Development overlay zoning district (PAD). The effect of this rezone will be to allow residential development with modified development standards as follows: reduction in building separation requirements and to limit the building height to one story.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Town Council will hold a public hearing and discussion on Zoning matters set forth above, and may vote to approve, approve with conditions, or deny the requests set forth above at its meeting on:

Town Council: Tuesday, April 7, 2020 at 6:30 p.m.

Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ

Lisa Maxwell, Town Clerk